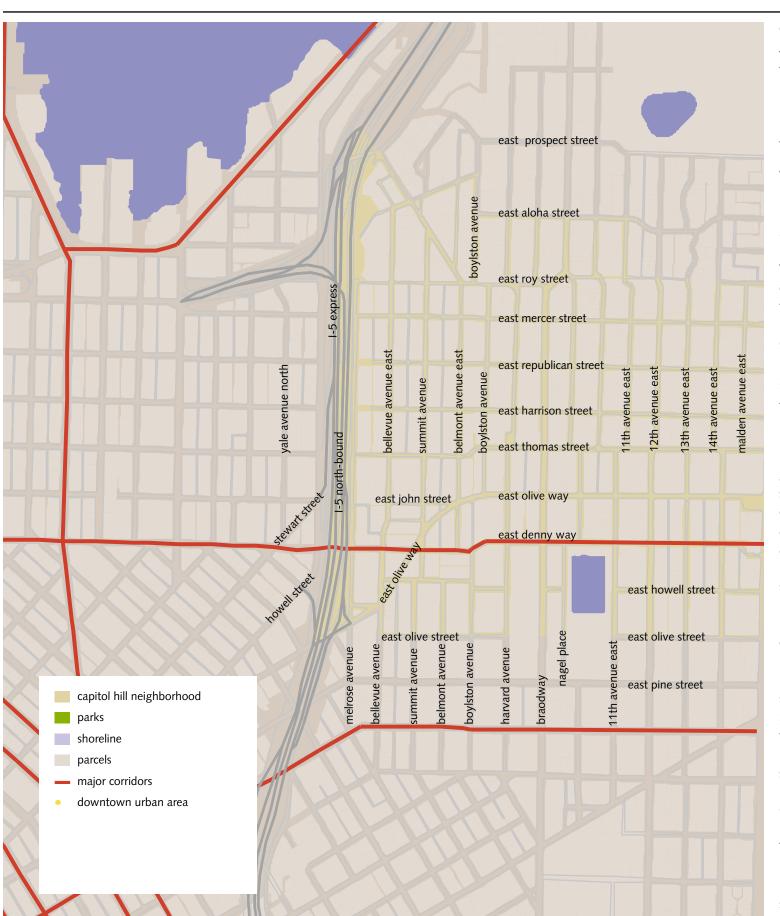
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capital hill neighborhood



## **Capital Hill Neighborhood Notes**

January 8, 2003 4:30-5:30 PM 1/9/03 1:00-2:30 PM

Susan Jurasz, Peter Reedijk, Catherine McCoy, Kathy Hocker

We documented the section of Capitol Hill neighborhood that lies within the Center City boundary: bordering streets are Belmont, E. Roy, Broadway, E. Olive Street, E. Olive Way, and Melrose Ave. E.

We began by driving the perimeter and photographing entrances. Due to fading light, we quit for the evening. The following afternoon, we drove the interior streets in a N-S grid pattern, and finished by driving down Broadway from Roy to E. Olive Street.

## Summary

Away from the commercial thoroughfares of E. Olive Way and Broadway, Capitol Hill is almost exclusively a residential neighborhood. Housing is mostly apartment buildings and larger houses converted to apartments. Quality of housing is generally fairly high, though some of the apartments seem small and rundown. Architecture varies from modern condominiums along Melrose Ave. E. to older brownstone apartment buildings and large Victorian bungalow-style houses along Summit, Belmont, Boylston and Harvard. Streets are narrow, and few buildings are taller than 5 stories. Some of the streets are quite steep.

E. Olive Way has some small businesses: bookstores, boutiques, corner groceries.

Broadway is the commercial heart of Capitol Hill. It has a very strong "alternative" flavor reminiscent of Haight-Ashbury in San Francisco. It is also the only street in our survey area that featured thematic or identity elements ("Broadway" and "fringe" banners, tiled sidewalk mosaics, and distinctive streetlamps).

## Observations

Perimeter and Entrances

The true boundaries of this neighborhood extend to the west beyond our survey area. The two true neighborhood boundaries that we surveyed were East Olive Street (and a short jog on Bellevue Ave and E. Olive Way), and Melrose Ave. E. (along I-5).

Denny Way is a major entrance to Capitol Hill from Melrose Ave.; it threads into the neighborhood through the expensive apartments and condos of the western edge Mercer, Belmont, and Thomas streets are minor neighborhood entrances from the west.

Eastern entrances include Bellevue (a triple entrance to E. Olive Way, Bellevue, and E. Olive Place), Summit, Belmont, Boylston, and Harvard. Broadway is by far the biggest and busiest entrance.

## Interior streets

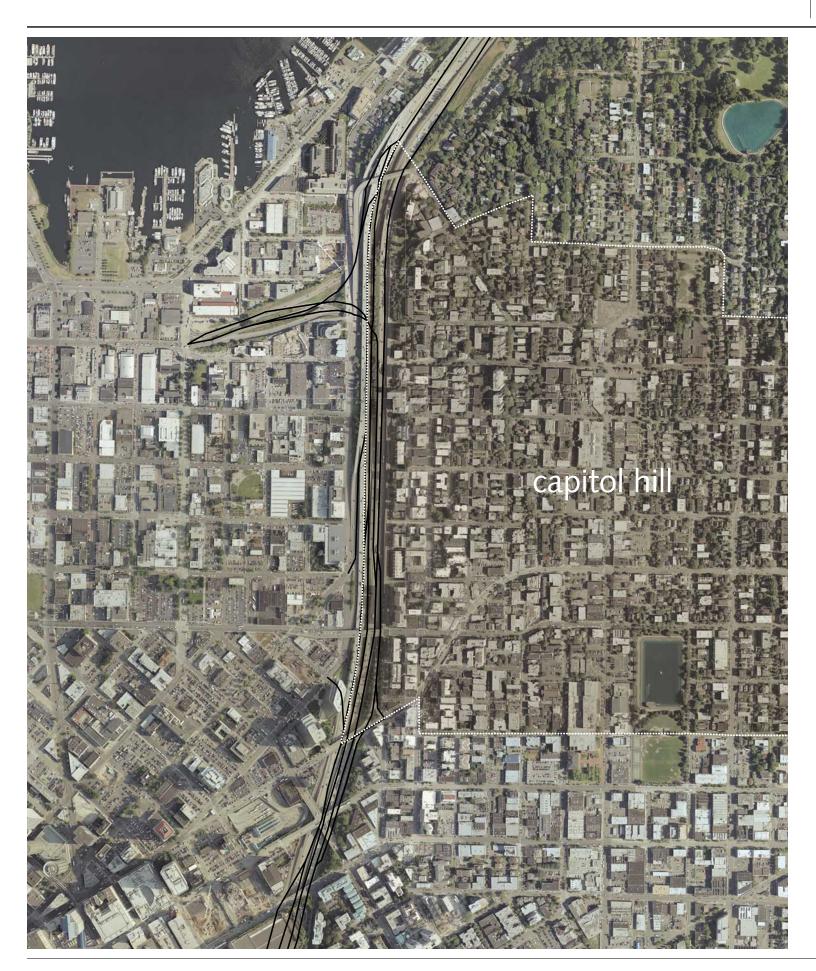
Almost all of the streets west of Broadway are residential, and most are apartment-type buildings. There is a pleasant, quiet, diverse feel to this neighborhood: textures of brick, wood, and stone, styles ranging from Art Deco to Victorian. Most buildings, yards, and sidewalks are clean and appear fairly well-maintained, although some appear a bit tired from years of apartment rental.

There are two tiny parks within the residential section of our survey area: Tashkent Park (on Boylston between Mercer and Republican), and Thomas Street Park (on Thomas between Bellevue and Summit).

Although a perimeter street for our survey, Broadway is actually a central street to the Capitol Hill neighborhood. Most of the businesses along Broadway are small: exotic restaurants, vintage clothing shops, gay/lesbian bookstores, and smoke shops. Several of these businesses have "Broadway" as part of their names, but few have "Capitol Hill"; exceptions include the Capitol Building at Broadway and Olive, Capitol Tobacco and Cigars between E. Olive Way and Denny, and Capitol Hill Noah's Bagels between Thomas and E. Olive Way.

Seattle Central Community College borders Broadway at the southern end of the Capitol Hill neighborhood.

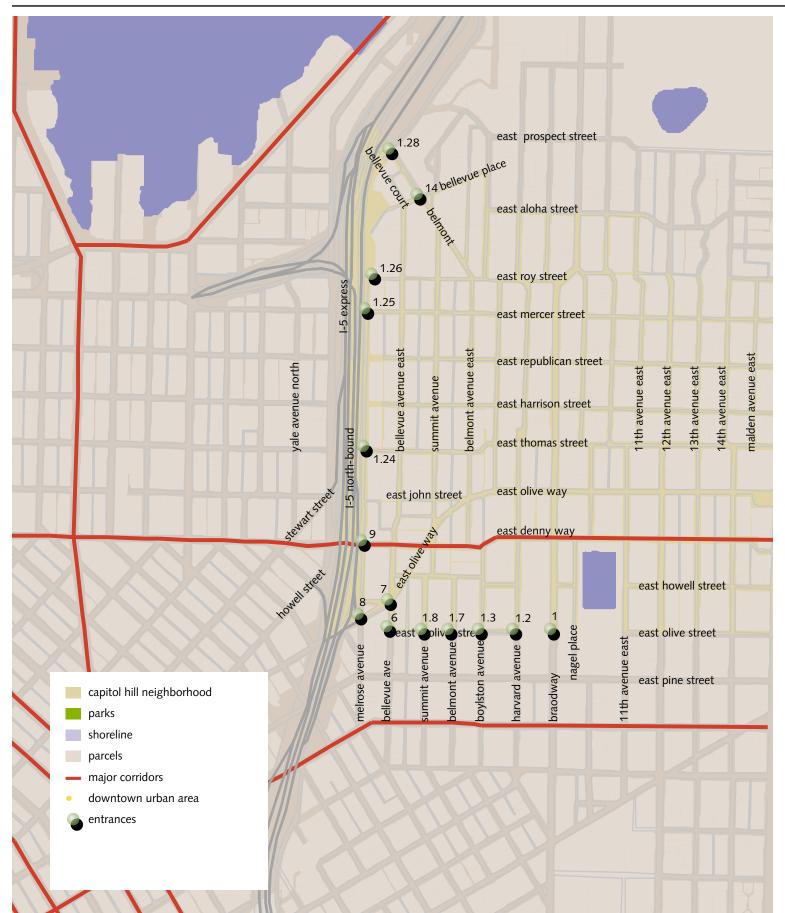
There are some thematic elements along Broadway. Distinctive lamps line the street from Howell to Harrison. A tile mosaic line is inset into the sidewalks on both sides of the street in the vicinity of E. Olive Way and Denny (building addresses are also inset in tile). "Broadway" banners and "fringe" banners (the latter are the same style that continues down into the Pike and Pine neighborhood) decorate intersections and mid-block areas.



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draft 3

capital hill • entrances





1 olive st./broadway



1.7 belmont/olive way



1.8 summit/olive way



1.24 melrose at thomas



1.25 melrose/mercer

draft 3

capital hill • entrances







1.26 melrose/roy

1.28 belmont/mercer

2 olive/harvard



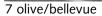


3 olive/boylston



6 olive/bellevue







8 olive/melrose

draft 3



9 melrose/denny



14 belmont/bellevue

seattle wayfinding system

capital hill • identifiers

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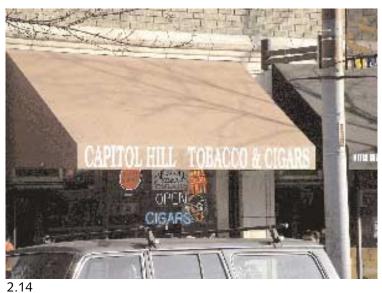
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draft 3















2.3 pike and pine, wayfinding & next

100% ready capital hill • identifiers



2.4 pike and pine, wayfinding & next



2.5 pike and pine, wayfinding & next



2.6 pike and pine, wayfinding & next



2.7 pike and pine, wayfinding & next



2.8 pike and pine, wayfinding & next



2.11 pike and pine, wayfinding & next



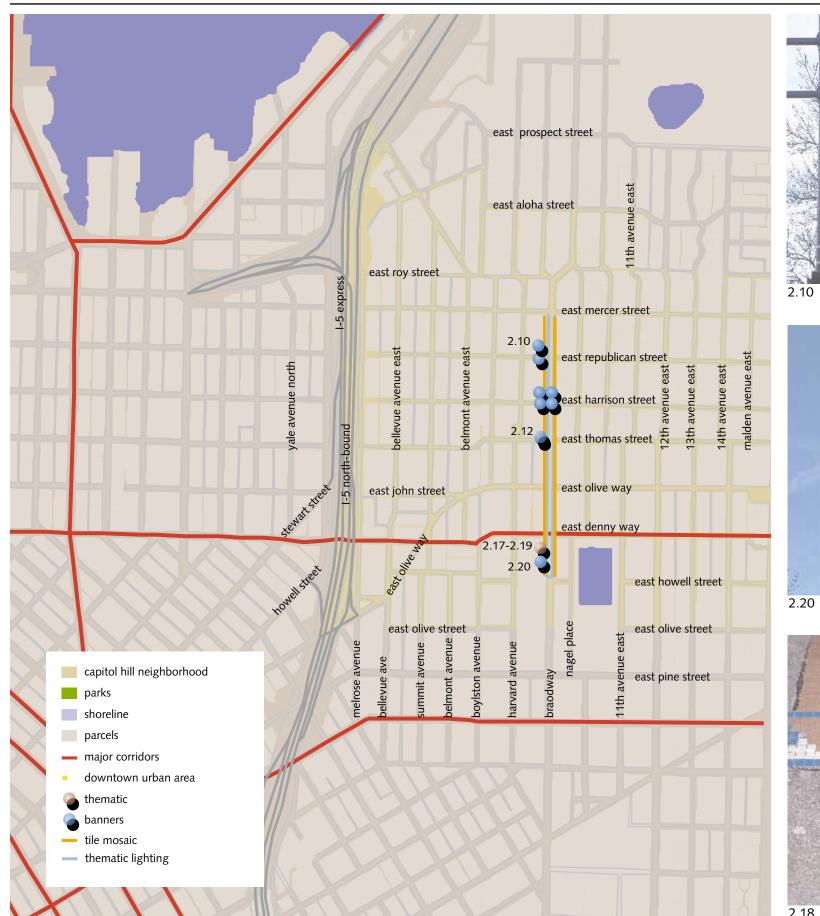
2.12 pike and pine, wayfinding & next

draft 3 seattle wayfinding system

capital hill • thematic

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capital hill • architecture

seattle wayfinding system

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draft 3





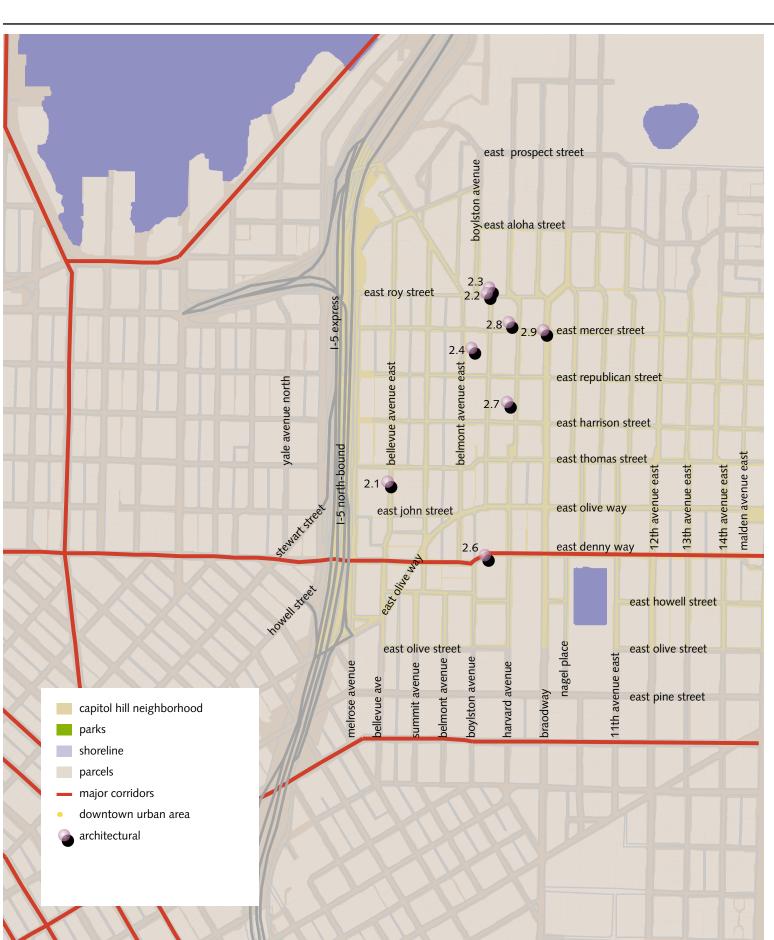
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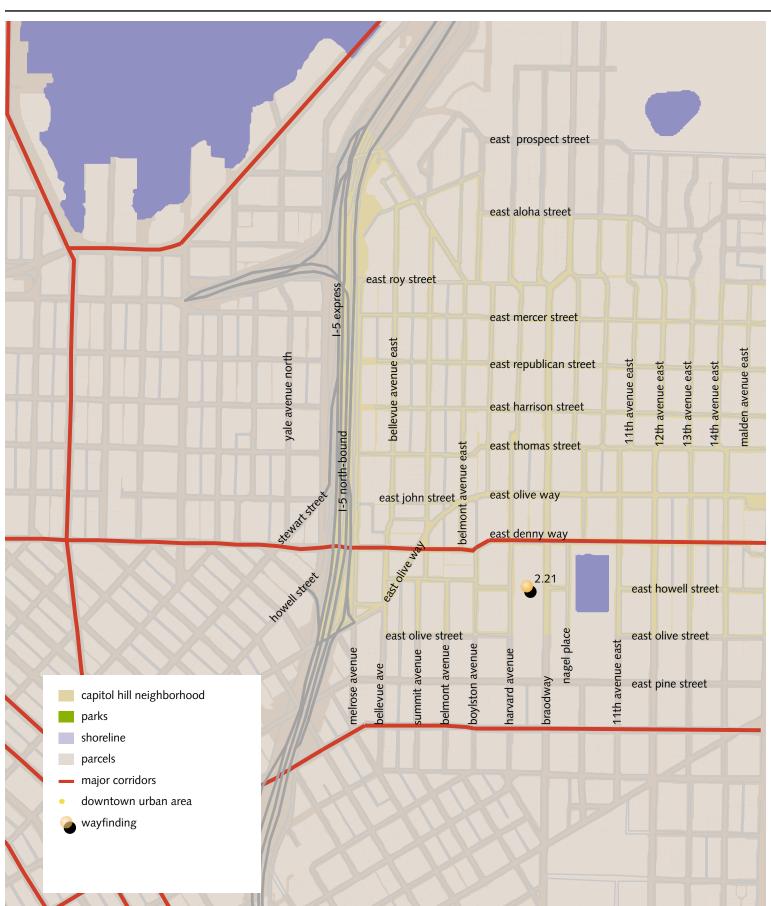




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capital hill • wayfinding & next

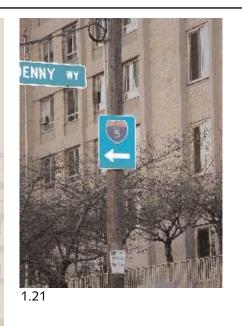




capital hill • directionals

04.17.2003











east howell street

east olive street

east pine street

14th avenue east

12th avenue east

east prospect street

east aloha street

east mercer street

east republican street

east harrison street

east thomas street

east olive way

east denny way

capitol hill neighborhood

major corridors • downtown urban area highway directionals

parks shoreline parcels

east roy street

east john street